



IT IS ORDERED as set forth below:

Date: July 31, 2023

**Barbara Ellis-Monro
U.S. Bankruptcy Court Judge**

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ROME DIVISION**

IN RE:) **CHAPTER 13**
JOHN MEREDITH GRAHAM, IV,)
DIANNE WALLACE GRAHAM,) **CASE NO. 19-41188-BEM**
)
DEBTORS,) **JUDGE ELLIS-MONRO**

ORDER APPROVING DEBTORS'
MOTION TO SELL REAL ESTATE

IT APPEARING to the Court that the Debtors filed a Motion to Sell Real Estate, on June 13, 2023 (Docket #53); and

IT FURTHER APPEARING that the Motion was scheduled for a hearing on any objections on July 19, 2023; and

IT FURTHER APPEARING that the Debtors are selling their primary residence in order to pay off the balance of their bankruptcy case; and

IT FURTHER APPEARING that the purchasers, John Mulrennan and Michael Jackson, are not affiliated with nor related to the Debtors; and

IT FURTHER APPEARING from the certificate of service affixed to Debtors' Motion and Notice of Hearing that all interested parties were served, and

IT FURTHER APPEARING that a Response to the Motion was filed by Counsel for Nationstar Mortgage, LLC on June 30, 2023 (Docket 57); and
IT FURTHER APPEARING that Counsel for Nationstar Mortgage, LLC has no opposition to the Motion so long as sale proceeds will be sufficient to provide full payment owed to Nationstar Mortgage, LLC; it is hereby

ORDERED, ADJUDGED and DECREED that Debtors' Motion to Sell Real Estate located at 6095 Blacks Bluff Rd, Cave Spring, GA 30124, for a total purchase price of \$480,000.00 is **GRANTED**

IT IS FURTHER ORDERED that unpaid amounts due to Nationstar Mortgage, LLC shall be paid in full within forty-eight (48) hours of the closing being completed; and

IT IS FURTHER ORDERED that after the lien of Nationstar Mortgage, LLC and any other liens or expenses of sale have been satisfied, the closing attorney shall remit \$3,986.30 to the Chapter 13 Trustee in order to pay off the balance of the Debtors' Chapter 13 case. If the lump sum payment to the Trustee is insufficient to pay all claims in full the Debtors will quickly remit additional funds to the Trustee. The Debtors may retain any excess sale proceeds at closing after payment of the above.

END OF DOCUMENT

Prepared and presented by:

/s/ Jeffrey B. Kelly

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Consented to By:

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No Opposition:

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